



56 Southdown Avenue, Brighton, BN1 6EH

£325,000 Leasehold

BEAUTIFULLY PRESENTED one bedroom  
FIRST FLOOR (TOP) CONVERSION FLAT  
situated in this very SOUGHT AFTER ROAD  
within the GOLDEN TRIANGLE close to both  
Preston Park and the cafes & independent  
shops of Fiveways. The flat itself has many  
impressive highlights including PERIOD  
FEATURES, a large bright lounge and a  
STUNNING SHARED SOUTH FACING  
GARDEN. Energy Rating: D62 Exclusive to  
Maslen Estate Agents

**maslen**  
DAVID MASLEN ESTATE AGENTS

**Communal Hallway**

Front door & stairs to:

**First (Top) Floor**

**Hallway**

Cupboard housing meters, radiator, hatch to loft.

**Kitchen**

Range of wall & base units with roll edged work surfaces over, inset stainless steel sink unit with drainer, integrated oven with 4 ring gas hob over & extractor above, space & plumbing for washing machine, space for large fridge/freezer, space for further appliances, cupboard housing 'Glow-Worm' combi boiler, vinyl flooring, part tiled walls, feature fireplace, radiator, ceiling coving, window & patio door to rear garden.

**Bathroom**

White suite comprising tiled panelled bath with hand grips, rainfall shower head over & further hand held shower attachment, shower screen, pedestal wash hand basin, low level WC with dual flush. Double radiator, 2 x windows to side, vinyl flooring.

**Bedroom**

Feature fireplace, wardrobe space built into chimney recesses, ceiling cornicing, uPVC double glazed windows to rear.

**Lounge**

Gas fire with tiled hearth, stripped wooden floorboards, ceiling cornicing, double radiator, sash bay window to front, further sash window to front.

**Outside**

**Shared Garden**

Steps down to south facing garden with patio area, further lawned area with space for table & chairs, array of mature pot plants & shrubs, walled boundaries, shed.

**Total approx Floor Area**

58.5 sq.m (630 sq.ft)

**Parking Zone J**

All bays (permit, shared use and pay & display) operate 9am to 8pm Monday to Sunday including Bank Holidays. Always check the street signs before you park.

Visitor permit cost: £3.50, valid for one calendar day (residents permitted 50 a year).

Resident parking permit for non-diesel, normal emission vehicles producing between 111g/km - 165g/km CO2 cost: £130 annual, £45 for 3 months.

Non-diesel, low emission vehicles producing 110g/km or less CO2 cost: £65 annual, £22.50 for 3 months.

Diesel or high emission vehicles producing 166g/km or more CO2 cost: £163 annual, £57 for 3 months.

**WHAT THE OWNER SAYS:**

*"I have been here for 14 years and loved every second of living here in Southdown Avenue. Friendly neighbours, a street that takes pride in its appearance and real community spirit. I have a great neighbour who lives below me and we have become good friends over the years. The flat itself has a great feel about it and I will be very saddened to move on as it's home, and every day I walk in I always feel so lucky to live here."*







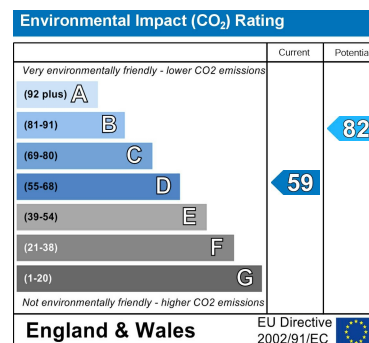
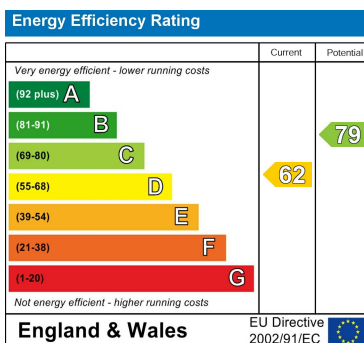


david maslen

1ST FLOOR  
APPROX. FLOOR  
AREA 54.9 SQ.M.  
(591 SQ.FT.)

TOTAL APPROX. FLOOR AREA 58.5 SQ.M. (630 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.



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